



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	20	FACE BRICK 100	0900	01	1,775	109.1550	129.62	230,076	2020	2020	0	0	0	1.50	98.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1404										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021										
Interior Wall	05	DRYWALL 100														FDS 2020										
Interior Floo	14	CARPET 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								
Quality			02	Quality Level 02																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												09										
NEIGHBORHOOD/LOC			9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,404	100	1,404	179,256																						
FDS	121	75	91	11,618																						
FGR	457	55	251	32,047																						
FOP	20	30	6	766																						
FOP	77	30	23	2,936																						
TOTALS			2,079	1,775	226,625																					
EXTRA FEATURES			272328 CONNER NELSON RD, HILLIARD																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1	0812	CONCRETE C	0 100	0	0	2,108.00	SF	4.00	4.00	100	2020	2020	3	99	8,348											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU																										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
BAS=[YR=2020] W16 S13 W25 FOP=[YR=2020] W9 S9 E6 U3 R3 N6\$ S6 D3 L3 W6 S16 FGR=[YR=2020] S21 E21 N19 FOP=[YR=2020] E5 N4 W5 S4\$ N6 W4 S4 W17\$ E17 N4 E4 S2 E5 S4 E24 N40\$ PTR=E20 FDS=[YR=2020] E11 S11 W11 N11\$ W20\$.																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	100			0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000									
REVIEW DATE 06/25/2020 BY TW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS																										